

## A G E N D A



## Recommendation for Council Action

Austin City Council		Item ID	15838	Agenda Number	9.
Meeting Date:	6/7/2012		Department:	Economic Growth and Redevelopment	
Subject					
Approve an ordinance amending Ordinance No. 20080410-023, relating to the negotiation and execution of a Master Development Agreement (MDA) and amending the MDA with SEAHOLM POWER DEVELOPMENT LLC for the Seaholm Power Plant Redevelopment Project. Related to Items # 7, 8, 10 and 14.					
Amount and Source of Funding					
Funding in the amount of \$13,600,000 is available for proposed infrastructure work per the MDA in the Fiscal Year 2011-2012 Capital Budget of the Economic Growth and Redevelopment Services Office.					
Fiscal Note					
A fiscal note attached.					
Purchasing Language:					
Prior Council Action:	April 28, 2005: Council selected Seaholm Development LLC as the master developer to redevelop the Seaholm Power Plant site. April 10, 2008: Council authorized negotiation and execution of a Master Development Agreement with Seaholm Development LLC on April 10, 2008.				
For More Information:	Kevin Johns, Director / EGRSO, 974-7802; Fred Evins, Redevelopment Project Manager / EGRSO, 974-7131				
Boards and Commission Action:					
MBE / WBE:					
Related Items:					

## Additional Backup Information

The Seaholm Power Plant operated as a City-owned power generation facility until 1989. In 1996 City Council authorized the decommissioning of the plant and its adaptive reuse. In 2005 the City Council selected Seaholm Power Development, LLC, (SPD) to develop Seaholm and the area bounded by 3<sup>rd</sup> Street, West Avenue, Cesar Chavez, and Seaholm Drive. Council approved the Master Development Agreement with SPD in April 2008. The Seaholm Redevelopment Project includes the redevelopment of the historically significant Seaholm Power Plant and its immediate grounds. In addition the Project will relocate utilities, provide for new street infrastructure to connect Cesar Chavez Street and Third Street and provide for a mix of office, retail, residential, special event space, and associated parking.

This Council action would allow the City to make the following amendments to the Master Development Agreement which has an effective date of June 17, 2008:

- to allow a change of use from Condo/Hotel to Multi-unit Residential
- to delete the Restrictive Covenant prohibiting any use other than retail on the ground level of the Power Plant Building
- to modify the incentives and the scope of the Streets and Streetscape Improvements

The MDA contemplated the construction of a Class A hotel with at least 62 condominium units on the Seaholm Property. To capitalize on a currently robust “for rent” multi-family market and to commence redevelopment of the Seaholm Redevelopment Project at an earlier date, the Seaholm Power Development LLC has requested that the City consent to a change in use of the Hotel/Condo Building to a “for rent” multi-family building. The Hotel/Condo Building under the MDA would become the “MF Building” which means at least a 305 unit “Class A” for rent multi-family project.

The council action would allow the City to expand the streets and streetscape improvements to include additional streetscape work and parking along 3<sup>rd</sup> Street, a retaining wall on the west side of the site, thickened roadway sections to protect utilities, an additional water line, and festival street amenities for West Avenue. The City will reimburse the developer for a total of \$13,600,000 for these infrastructure improvements.